

72 500 €

Contact agency

ADN Immo Conseil

Domaine de Pont Royal

13370 Mallemort

04 90 50 72 55 / info@adnimmoconseil.com

For sale ideal investor

3 rooms

Surface : 39 m²

Year of construction : 2002

Exposition : Est

View : Jardin

Hot water : Electrique

Inner condition : GOOD

External condition : GOOD

Features :

POOL, secure domain, double glazing,  
Automatic Watering, CALM

2 bedroom

1 terrace

1 bathroom

1 shower

2 WC

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B

Document non contractuel

19/05/2024 - Prix T.T.C



### Ideal investor 104 Grospierres

For sale in Ardèche in Grospierres in the Village Pierre et Vacances. Three-room corner house with private terrace overlooking the gardens. Currently under a tacitly renewed lease until September 2025, you will be able to benefit from a profitability of 4.84% (guaranteed minimum annual rent 3,866 euros including tax (10% VAT)) The house is made up of two bedrooms, a shower room, a bathroom and its living room faces east and has a fully equipped kitchen area. You can also enjoy the aquatic area located in the heart of the Village Ideal as an investment, Pierre et Vacances takes care of the current co-ownership charges, you will not have to pay them. (In LMNP you can also save tax on rental income) Our properties here: [www.adnimmoconseil.com](http://www.adnimmoconseil.com)

Fees and charges :

Annual current expenses 1 465 €

Well condominium

72 500 € fees included

